



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:43:16 AM

General Details							
Parcel ID:	280-0030-00993						
Document:	Abstract - 01457352						
Document Date:	11/10/2022						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	33	51	15	-	-		
Description:	East 165 feet of West 412.50 feet of SW1/4 of NE1/4						
Taxpayer Details							
Taxpayer Name	RICE JAMES T						
and Address:	5385 SAMUELSON RD DULUTH MN 55811						
Owner Details							
Owner Name	RICE JANE						
Owner Name	RICE JOHN						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$1,304.00			
	2026 - Special Assessments			\$34.00			
	2026 - Total Tax & Special Assessments			\$1,338.00			
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$669.00	2026 - 2nd Half Tax	\$669.00	2026 - 1st Half Tax Due	\$669.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$669.00	
	2026 - 1st Half Due	\$669.00	2026 - 2nd Half Due	\$669.00	2026 - Total Due	\$1,338.00	
Parcel Details							
Property Address:	5385 SAMUELSON RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	RICE, JAMES T						
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$94,600	\$93,900	\$188,500	\$0	\$0	-
	Total:	\$94,600	\$93,900	\$188,500	\$0	\$0	1592



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Land Details

Deeded Acres:	5.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	S - ON-SITE SANITARY SYSTEM
Lot Width:	0.00
Lot Depth:	0.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																														
HOUSE	1955	760	760	ECO Quality / 200 Ft ²	RAM - RAMBL/RNCH																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>20</td> <td>14</td> <td>280</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>20</td> <td>24</td> <td>480</td> <td>BASEMENT</td> </tr> <tr> <td>CW</td> <td>1</td> <td>11</td> <td>11</td> <td>121</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>1</td> <td>6</td> <td>8</td> <td>48</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	20	14	280	FOUNDATION	BAS	1	20	24	480	BASEMENT	CW	1	11	11	121	FOUNDATION	DK	1	6	8	48	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																														
BAS	1	20	14	280	FOUNDATION																														
BAS	1	20	24	480	BASEMENT																														
CW	1	11	11	121	FOUNDATION																														
DK	1	6	8	48	PIERS AND FOOTINGS																														
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																														
1.0 BATH	-	-		0	CENTRAL, PROPANE																														

Improvement 2 Details (SHIP CONT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	320	320	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	8	40	320	POST ON GROUND												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2023	\$108,000 (This is part of a multi parcel sale.)	257183
11/2022	\$100,000 (This is part of a multi parcel sale.)	252298
02/2004	\$18,500	157440
11/1994	\$18,500	100904

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$93,500	\$66,000	\$159,500	\$0	\$0	-
	Total	\$93,500	\$66,000	\$159,500	\$0	\$0	1,275.00
2024 Payable 2025	201	\$89,300	\$63,900	\$153,200	\$0	\$0	-
	Total	\$89,300	\$63,900	\$153,200	\$0	\$0	1,207.00
2023 Payable 2024	201	\$81,200	\$63,900	\$145,100	\$0	\$0	-
	Total	\$81,200	\$63,900	\$145,100	\$0	\$0	1,211.00
2022 Payable 2023	201	\$77,400	\$81,700	\$159,100	\$0	\$0	-
	Total	\$77,400	\$81,700	\$159,100	\$0	\$0	1,364.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,207.00	\$29.00	\$1,236.00	\$70,339	\$50,333	\$120,672
2024	\$1,271.00	\$25.00	\$1,296.00	\$67,789	\$53,346	\$121,135
2023	\$1,497.00	\$25.00	\$1,522.00	\$66,346	\$70,031	\$136,377

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